



TOWN OF MILLIS

Richard Nichols, *Chair*
Nicole Riley, *Clerk*
George Yered
Bodha B. Raut Chhetry
Alan Handel
Joshua Guerrero, *Associate*

OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054

Phone: 508-376-7045

Fax: 508-376-7053

Camille Standley
Administrative Assistant
cstandley@millisma.gov

PLANNING BOARD

Tuesday, March 15, 2022 7:30 P.M.

LOCATION: ROOM 229, Veteran's Memorial Building

AGENDA

7:30 p.m.
Rich Nichols

Proposed Bylaw Amendments, Public Hearing

1. Associate Member to the Planning Board Amendment
2. Adding I-P-2 to Tables 2 and 3 of Section VI Area, Height, and Bulk Regulation (Members:

7:40 p.m.

Special Permit Application for/with Site Plan Approval, Public Hearing

Land Planning; Kevin
Bradley, Rocky's

- 813 Main St., Rocky's Ace Hardware
 - installation of above-ground propane tank
- (Members:

7:55 p.m.

Form A Application - ANR (Approval Not Required) Plan

Paul DeSimone, Colonial Engineering;
Michael Curatola

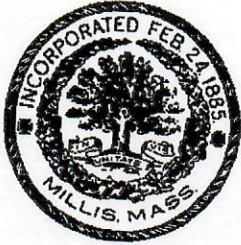
- Lots 5 & 6 Blueberry Lane

Other Business: Approval of Minutes from February 8, 2022

Scheduled Meeting(s): April 12, 2022
May

Correspondence/Bills

*The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Public Hearings cannot commence **before** the specified time. The Board may address and consider other matters not specified to the extent permitted by law.*



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cstandley@millisma.gov

PUBLIC HEARING NOTICE

The Town of Millis Planning Board will hold a public hearing pursuant to G.L. c. 40A, §5 on Tuesday, March 15, 2022, at the Veterans' Memorial Building, Room 229, 900 Main St., Millis, MA, at 7:30 p.m. The purpose of the public hearing is to provide interested parties with an opportunity to comment on proposed amendments to the Town of Millis Zoning By-laws. The proposed amendments include:

ARTICLE – Associate Member to the Planning Board By-Law Amendment

To see if the Town will vote to amend the Zoning By-Laws, as most recently amended, by amending the section identified herein as follows, or to take any other action related thereto. By amending Section XII Administration and Enforcement, T. Associate Member to the Planning Board:

From:

"An associate Member to the Planning Board shall be appointed by the Board of Selectmen for a term of one year, such Associate Member to act on Special Permits."

To:

"An Associate Member to the Planning Board shall be appointed by the Select Board for a term of one year, such Associate Member to act on Special Permits and Site Plans."

and

ARTICLE – Section VI Area, Height, and Bulk Regulation By-Law Amendment

To see if the Town will vote to amend the Zoning By-Laws, as most recently amended, by amending the section identified herein as follows, or to take any other action related thereto.

By amending Section VI Area, Height, and Bulk Regulation, Table 2: Area Regulations & Table 3: Height and Bulk Regulations, by adding the I-P-2 District to the I-P Column on each table.

The complete text of the proposed amendments is on file with the office of the Town Clerk at the Veterans' Memorial Building, 900 Main Street, Millis, MA and is available for inspection during regular business hours and is also posted on the Planning Board's webpage: <https://www.millisma.gov/planning-board>

THESE ARTICLES MAY NOT BE NUMBERED AS THEY WILL ULTIMATELY APPEAR IN THE WARRANT AT TOWN MEETING.

Richard Nichols
Chair

Posted: February 23, 2022
Jim Janthalin
Town Clerk

February 24, 2022
March 3, 2022

cc: Town Clerk
Select Board
R. Weiss, Planning Dir.
M. Giampietro, Building Dept.
MAPC; Dept. of Housing & Community Dev.
Surrounding Towns, File

Table 2. Area Regulations

(See following page for notes.)

(Amended May 13, 1985) (Amended May 10, 2004) (Amended May 9, 2005)
(Amended May 8, 2006) (Amended June 14, 2010) (Amended May 12, 2014)

District	Use	Area (sq. ft.)	Base Density ¹ (units per acre or FAR) (10)	Lot (2) Frontage (ft.)	Lot Depth (ft.)	Yards (3-7)		
						Front (ft.)	Side (ft.)	Rear ¹¹ (ft.)
R-T	Any permitted principal structure or use	60,000		200	300	40	40	40
R-S	Any permitted principal structure or use	25,000		125	200	40	20	40
R-V	1-family dwelling	15,000		100	150	40	15	20
	2-family dwelling	18,750		125	150	40	15	20
	Multi-family dwellings	217,800		250	400	50	50	50
	5 acres (for developments of up to 22 dwelling units) Each dwelling unit thereafter 10,000							
R-V-C ⁽¹²⁾	1-family dwelling	15,000	2.9	100	150	40	15	20
	2-family dwelling	18,750	4.7	125	150	40	15	20
	Multi-family dwellings	217,800		250	400	50	50	50
			5 acre minimum area and not to exceed 4 units/acre					
C-V	Any permitted principal structure or use	30,000	---	150	200	40	20	30
C-V-2 ⁽¹²⁾	As-of-Right Development, Commercial	30,000	0.20 ⁽¹⁰⁾	150	200	40	20	30
C-V/MCEOD Millis Center Economic Opportunity District	Mixed use development under Section XIII.P	30,000		120	25	Minimum 5 to Maximum 15	0 (zero)	25
I-P/I-P-2	Any permitted principal structure or use	43,560 (1 acre)		200	250	40	20	30
V-B	Any permitted structure or use	90,000		150	200	50	30	30

¹ Base density refers to the allowable density before any density bonus.

Table 3. Height and Bulk Regulations

(Amended May 13, 1985) (Amended May 10, 2004) (Amended May 9, 2005)
 (Amended May 8, 2006) (Amended June 14, 2010)(Amended May 12, 2014)
 (See notes)

District	Maximum Permitted Height (1) (ft.)	Maximum Permitted Height (stories)	Maximum Building Coverage of Lot ⁽⁴⁾ (covered area as percent of total lot area)	Minimum net floor area per unit for multi-family use or residential unit in mixed use (sq. ft.)
R-T	35	2 ½	20	
R-S	35	2 ½	25	
R-V	35	2 ½	35	500
R-V-C	35	2 ½ / 3	35 ⁽³⁾	500
C-V	30	2	50	Not Permitted
C-V-2	30/35	2/3	50 ⁽³⁾	500
C-V/ MCEOD	35	2 ½	50	500
I-P/I-P-2	45	3	40	Not permitted
V-B	35	2 ½	50	Not permitted



TOWN OF MILLIS

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OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054
Phone: 508-376-7045
Fax: 508-376-7053

Camille Standley
Administrative Assistant
estandley@millisma.gov

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a public hearing on Tuesday, March 15, 2022, at 7:40 p.m., in the Veterans Memorial Building, Room 229, 900 Main St., Millis, on the application of Kevin Bradley, Rocky's Ace Hardware, requesting a Special Permit under Section XIII, Special Permit Conditions, Paragraph C, Site Plan Review of the Zoning By-law of the Town of Millis, and Section XII.Q ; Section V, Use Regulations. Accessory Uses #8 Outside Storage, for installation of an above ground propane tank and parking re-striping for property located at 813 Main St., Rocky's Ace Hardware, Millis, MA. Assessors Map 24 Parcel 58.

A copy of the application and site plan is on file in the office of the Town Clerk and can be viewed at <https://www.millisma.gov/planning-board>

Any person interested or wishing to be heard on the application should appear at the time and place designated.

Richard Nichols
Chair

February 22, 2022
March 1, 2022

cc: Applicant/Engineer (via email)
R. Weiss, Economic Dev./Planning Dir.
Town Clerk
BOH
Building Dept.
Abutters
File



TOWN OF MILLIS

OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054

Phone: 508-376-7045

Fax: 508-376-7053

Millis Town Clerk
Received

FEB 01 2022

Kathleen E. Smith
Asst. Town Clerk
@ 10:40 AM

SPECIAL PERMIT APPLICATION FOR/WITH SITE PLAN APPROVAL

To the Millis Planning Board:

The undersigned hereby petitions the Planning Board for a Special Permit under Section XIII.C of the Town of Millis Zoning By-Law, and under Section XII.Q; Section V, Table 1, Use Regulations, Accessory Use #8 Outside Storage (applicant to fill in).

Applicant's Name Kevin Bradley Company Rocky's Ace Hardware

Address 40 Island Pond Road Email: kbradley@rockys.com

Town Springfield State/Zip MA 01118 Phone 413-519-3172

Property Location 813 Main Street

Assessors' Map 24 Parcel 58

Zoning District(s) Commercial-Village

Owner's Name Millis Trust, LLC

Address 1100 Brickell Bay Drive, Apt. 59D

Town Miami State/Zip FL 33131 Phone 239-250-4966

Summary of work to be done: installation of an above ground propane tank
for filling customers propane tanks and re-stripping parking spaces

Signature of Applicant *[Signature]*

Date 1-12-2022

Signature of Land Owner *[Signature]*

Date 1.12.22



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

February 28, 2022

167 Hartford Avenue, Bellingham, Massachusetts 02019

Mr. Nichols, Chair
Planning Board
900 Main Street
Millis, MA 02054

REFERENCE: Rocky's Ace Hardware
813 Main Street

Dear Mr. Nichols:

Land Planning, Inc. is in receipt of comments provided by BETA Group regarding the above referenced project. The following are BETA's comments with our responses following in italics.

BETA Group, Inc. has reviewed documents for the Special Permit Application for/with Site Plan Approval of 813 Main Street, **Rocky's Ace Hardware**. This letter is provided to outline findings, comments, and recommendations.

BASIS OF REVIEW

The following documents were reviewed by BETA:

- **Special Permit Application for/with Site Plan Approval, 813 Main Street (Assessor's Parcel 24- 58), Rocky's Ace Hardware**, dated 1/12/2022
 - Certified Abutters List Report dated 1/10/2022
 - Site Plan (1 sheet) entitled **Special Permit Plan Located at 813 Main Street Millis, MA Prepared for Rocky's Ace Hardware 40 Island Pond Road Springfield, MA Record Owner Millis Trust, LLC**, dated January 27, 2022, prepared by Land Planning, Inc., Bellingham, MA

Review by BETA will include the above items along with the following:

- Site Visit
- **Town of Millis Zoning Bylaws**, amended Nov. 5, 2018
- **Town of Millis Massachusetts Zoning Map**, amended November 7, 2020
- Applicable federal and state regulations

INTRODUCTION

The project site is 813 Main Street, an 82,700± sq. ft. lot located on the north side of Main Street to the east of Plain Street (the "Site"). The Town of Millis Assessor's Office identifies the parcel as Map 24 Lot

58. The Site and surrounding properties are located within the Commercial-Village (C-V) zoning district.

On December 10, 2002, a Special Permit Application for Rocky's Ace Hardware was approved by the Board to expand the Garden Center and erect two temporary shade canopies. In April 2017, a waiver of Site Plan Review was approved by the Board for the installation of an above-ground propane dispensing station outside of Rocky's Ace Hardware.

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

214 Worcester Street
Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111

P.O. Box 644
Holden, MA 01520
Tel: 508-829-3006
Fax: 508-839-9528

The existing Site is currently developed with a 15,072± sq. ft. "Rocky's Ace Hardware" store building with an outdoor Garden Center, outdoor tents (2), free-standing street sign, and paved parking lot. The lot is nearly level at an elevation of about 157 feet.

In this current application, the Applicant proposes to add the above-ground, 500-gallon propane tank and cabinet for customers to fill propane tanks in the existing impervious Garden Center area. The Applicant also proposes to re-stripe the parking spaces in the existing parking lot.

The Site is located in the Ground Water Protection District, within a Zone II Wellhead Protection area as well as an Interim Wellhead Protection Area (IWPA) associated with a well to the northeast. There are no mapped wetland resource areas, FEMA mapped 100-year flood zone, or NHESP mapped estimated habitats of rare wildlife and priority habitats for rare species within proximity of the site. NRCS maps list the soils on the site as Urban Land with no hydrologic soil group (HSG) rating.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL SITE OBSERVATIONS

BETA conducted a site walk on February 8, 2022 and observed the following:

- ☑ A tractor trailer was parked in the front parking lot with a large Ace Hardware sign on it, along with a grey storage container. See Comment P1 below.
- Although the material canopy has been removed, the two shade canopy structures are in place in front of the Garden Center area. Condition #2 from the December 10, 2002 Decision states "In any given year shade canopies shall only be in place beginning on March 1 and ending on September 30."
- An outside display / storage area was located along the front of the building. Materials included trash bins and lids, logs, and various sanding products. As a reminder, condition #6 from the December 10, 2002 Decision states "All outside areas, including the area under the shade canopies, shall not include pesticides, fertilizers, or any other type of chemical."

ZONING

The Site is located within the Commercial-Village (C-V) Zoning District. The proposed use of the Site is identified as Retail, selling hardware. This use is permitted in the district. It should be noted that propane specifically is not identified in Table 1 Use Regulations of the Bylaw. However, the addition of outside storage (the propane tank and cabinet) is identified as Accessory Use #8, which requires a special permit.

OFF-STREET PARKING AND LOADING (SECTION VIII)

The existing Site includes one paved access driveway from Main Street.

Table 4 in the Bylaw describes the number of parking spaces required for retail services. For a building floor area of 15,072 sq. ft., parking must be provided at a ratio of one space per 250 sq. ft. of gross floor area, for a total of 61 spaces required. The proposed layout includes 67 parking spaces. The minimum driving lanes required by the Bylaw are 24' wide, which the proposed re-striping meets. In accordance with Massachusetts Architectural Access Board (MAAB) requirements, three parking spaces have been designed to be handicap van accessible.

The following existing non-conforming conditions exist at this site related to off-street parking and loading:

- ☐ The building is over 5,000 sq. ft. of floor space, and therefore off-street loading spaces are required (Table 5). For a building floor area of 15,000 sq. ft., parking must be provided at a ratio of one space per 15,000 sq. ft. of gross floor area, for a total of 1 loading space required. Although not called out on the plan sheet, the loading space may exist behind the building. ***The loading space at the back of the building has been labeled.***
 - The parking space dimensions are 9' wide by 18' long, where 9' by 21' are required in the Zoning Bylaw Definitions. ***The parking spaces have been modified and layout has been adjusted***
 - BETA notes that 15 parking spaces along the east side of the property do not conform with the 20' setback from side/rear lot lines (§8(C)(2)(a)). Existing conditions also do not have landscaping in the 15' setback from the street right-of-way line (§8(C)(2)(f)) and do not have landscaping islands in the parking area (§8(C)(2)(p)). ***The parking spaces have been laid out using the existing pavement***
- P1. During BETA's site walk, a tractor trailer was parked in the front parking lot with a large Ace Hardware sign on it along with an additional storage container. It appears they are both being used for storage. Following §8(C)(2)(c), there shall not be any storage of materials or equipment or display of merchandise within the required parking or loading area. Discuss with the Board how long the truck and storage container will be onsite and whether they can be moved out of the designated parking area. ***The trailer and storage container are being used temporarily during the store remodeling***
- P2. Provide detail on the access route of the delivery of propane and fire truck access to show that both the delivery truck and fire truck can maneuver the site. Obtain approval from the Fire Chief. ***The delivery truck can access the area via the rear of the building; see the revised plan for truck location for delivery.***

SPECIAL PERMIT CONDITIONS / SITE PLAN REVIEW (SECTION XIII)

The proposed accessory use of the propane storage is subject to approval of a Special Permit by the Planning Board and must meet relevant criteria of this section. The listed approval criteria are as follows:

- Protection of adjoining premises against detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.
No changes are proposed to the existing surface water drainage, sound and sight buffers, views, or lights.
- Convenience and safety of vehicular and pedestrian movement within the Site, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors, and the elderly.
Refer to parking and loading comments above regarding vehicular movement. Accessible parking spaces have been located near the front entrance. Comments addressed, see above
- Protection and enhancement of existing site features.
As a pre-developed Site, existing site features in need of protection are limited. The proposed re-striping is within the existing parking lot configuration. The propane tank and cabinet are located within the existing impervious Garden Center area.

February 28, 2022

Response to Comments

Page 4 of 4

- Adequacy of the arrangement for parking and loading spaces in relation to the proposed uses of the premises.

Refer to Parking and Loading comments above. Comments addressed, see above

- Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

The project does not indicate any significant increase in trash generation.

- Relationship of structures and open spaces to the natural landscape, existing buildings, and other community assets in the area and compliance with other requirements of this Bylaw.

The project will retain existing use and does not proposed alterations to the site layout or natural landscape.

- Protection of environmental features, particularly groundwater resources, on the site and in adjacent areas, adequate protection to prevent pollution of surface and groundwater, soil erosion, increased runoff, changes in groundwater recharge or elevation and flooding.

Refer to Groundwater Protection District comments below.

ENVIRONMENTAL PERFORMANCE STANDARDS (SECTION XIV)

All uses in any district are required to comply with the standards of this section.


- EP1. 14 Bollards are shown on the plan sheet around the proposed propane tank and cabinet location, specified as 3' Tall and 5' on center. BETA recommends 4' Tall bollards and defers to Fire Chief and building inspector review and comment on the adequacy of safety related items and fire protection requirements of the propane tank and cabinet. ***The proposed bollards are now labeled as 4 foot tall.***

GROUNDWATER PROTECTION DISTRICT (SECTION XV)

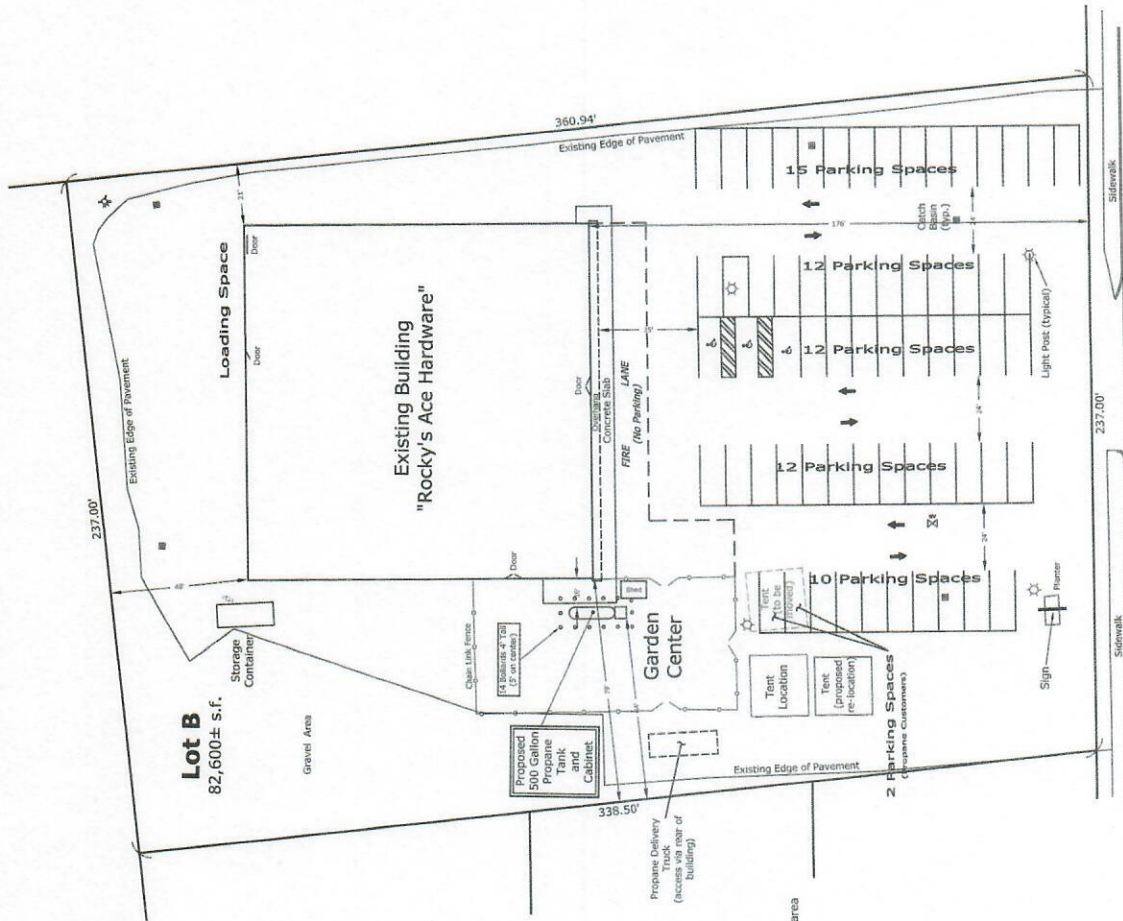
The Site is located in a Zone II, area delineated by DEP Division of Public Water Supply. The following existing non-conforming conditions exist at this site related to the Groundwater Protection District:

- No more than 40 percent of the building lot shall be rendered impervious.
- Runoff from roofs, parking lots and other paved areas shall be recharged on site.
- Runoff from parking lots and driveways shall be discharged to oil/gas catch basins with appropriate sumps prior to recharge.

Respectfully submitted,
Land Planning, Inc.



William Halsing, PLS
Branch Manager-Bellingham Office



Parking Requirements:

For Retail Use: 1 space for each 250 square feet of gross floor area
 Building is 15,072 square feet
 15,072 s.f. / 250 s.f. = 61 spaces required
 61 spaces provided
 including 3 van accessible handicap spaces
 Standard parking spaces to be 9' x 21'
 New lines are to be painted for parking spaces

This property is in a Groundwater Protection District
 Zone: Commercial-Village

This property is Assessor Map 24 Lot 58

GRAPHIC SCALE



Main Street



Special Permit Plan
 Located at
813 Main Street
Millis, MA
 Prepared for
Rocky's Ace Hardware
 40 Island Pond Road
 Springfield, MA
 Record owner
Millis Trust, LLC

REVISIONS		
No.	Date	Checked
1	2/10/22	WDH
2		WDH
3		
4		
5		
6		
Field By: BHD		
Designed By: WDH		
Drawn By: WDH		
Checked By: WDH		
Field By: BHD		
Designed By: WDH		
Drawn By: WDH		
Checked By: WDH		



Land Planning, Inc.
 Civil Engineers • Land Surveyors
 Environmental Consultants

Bellingham
 167 Hartford Ave.
 Bellingham, MA 01921
 508-266-4130

North Grafton
 1115 Main Street
 North Grafton, MA 01936
 508-439-9520

Hanson
 1115 Main Street
 Hanson, MA 02341
 781-264-4144

bellingham@landplanninginc.com
 Date: **January 27, 2022**
 Scale: **B2719**
 Sheet No. **1**

COLONIAL ENGINEERING INC.
SURVEYING && CONSULTING

11 AWL STREET
MEDWAY, MA. 02053
PH. 508-533-1644
FAX 508-533-1645
colonial.eng2verizon.net

February 14, 2022

Millis Planning Board
Millis Town Hall
Millis, Ma. 02054

Re: Blueberry Lane

Dear Board Members,

Please accept this submission for Mr. Michael Curatola. We are subdividing Lots 5 and 6 into two lots and two parcels. The two new lots 5A & 6A have the required frontage, lot area and depth to be buildable lots. Both parcels are non buildable lots and noted as such on the accompanying plan, they will be added to lot 7 and deeded to Kenneth & Mary Nowak, who own the land to the west as shown on said plan. There are no new ways or streets proposed.

Sincerely
Anthony M Dellorco P.L.S.

Form A

1 of 1

Application for Endorsement Of Plan Believed not to Require Approval

File one completed form with the Planning Board and one copy with the Town Clerk, in accordance with the requirements of Section 3.1., at least 24 hours before a regularly scheduled meeting of the Planning Board.

To the Planning Board:

Millis, Massachusetts, Feb 14 2022

The undersigned, believing that the accompanying plan of his property, in the Town of Millis, does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval, under the Subdivision Control Law, is not required.

1. Name of Applicant MICHAEL CURTOLA [Signature]
Print or Type Signature

Address P.O. Box 157 Millis, MA 02053

2. Name of Owner LEIDA SILVA [Signature]
Print or Type Signature

Address 65 Cape Road Boston MA 01756

3. Name of Engineer or Surveyor Anthony DeHorne

Address 11 Aul St. Millis, MA 02053

4. Deed of property recorded in Norfolk County Registry,

Book 40210 Page 220

5. Location and Description of Property, including assessor's map & parcel number:

Date of Submission FEB 15 2022 2:59 pm

Town Clerk [Signature]
Signature

Checklist for Approval Not Required (81-P) Plan Submission

Completed

- _____ 1. Completed Original Form A (signed by Town Clerk)
- _____ 2. Written evidence to show plan does not require approval and conforms to the Zoning Bylaws of the Town of Millis
- _____ 3. Filing Fee: \$100.00 plus \$50.00 per lot shown on the plan
Make check payable: "Town of Millis"
- _____ 4. 8 copies of the plan along with the mylar (scale 1" – 40')
- _____ 5. Completed "Interdepartmental Sign-Off Form" from
Board of Health

****Advertising not required****

Interdepartmental Sign-Off Form

Board of Health: Regulations regarding Sub-surface Sewage Disposal and the division of land, under review of the Millis Planning Board, to be completed by the applicant.

***SUB-DIVISION of LAND IN UNSEWERED AREAS:** All real property that is sub-divided must meet the requirements of the State Code, 310 CMR 15.010. The property owner must prove that the remainder property, if served by a septic system, can support necessary maintenance and a subsequent fully-complying Title 5 system if the original system should fail. At the time of land division, the Board of Health may request percolation or soil testing and any other engineering necessary, with all expenses borne by the applicant, to prove that the remainder property can support a fully complying septic system.*

Applicant's Name: Mike Cristola **Mailing Address:** P.O. Box 157 Medway MA 02053
Site Address: 2-4 Blueberry **Original Assessor's Map/Parcel:** 39/66 - 39/67
Primary phone: 508-667-2713 **Alternate phone:** 508-533-1644
Engineer or Surveyor of record: Anthony Delloso

Prior to sub-division or ANR division: Total Acreage = 62,839 S.F.
Divided properties = 25,002 SF/Acre each Lot identified as: 5A
Divided properties = 12,671 SF/Acre each Lot identified as: 5B
Divided properties = 25,004 SF/Acre each Lot identified as: 6A
162 S.F. Attach additional sheets, if necessary 6B

☐ Property is on municipal sewer, **OR**
☒ Property is on septic system
☐ Existing Septic is permitted for _____ bedrooms or gallons, **AND**
Yes/No ☒ Property is located in Nitrogen-Sensitive Area.

Signature of Applicant: [Signature] **Date:** 2/8/22

Date of Planning Board Review: _____

For Board of Health Office Use:

Date Received: _____ **Date Reviewed:** _____ **By:** _____

Approved without further conditions, date: _____ **By:** _____

Additional Information required: _____

Perc testing required on Remainder property: _____

Engineering required for Remainder property: _____

Results: _____

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

QUITCLAIM DEED

WE, KENNETH E. NOWAK & MARY ANN J. NOWAK, Husband and Wife, of Millis, Norfolk County, Massachusetts, for consideration of **FIVE HUNDRED TWENTY-FIVE THOUSAND, [\$525,000.00]**, grant to **SILVA DEVELOPMENT LLC, a Massachusetts Limited Liability Company** with an address of 65 Cape Road, Mendon, MA 01756

with **QUITCLAIM COVENANTS**

The land in Millis, Norfolk County, Massachusetts on Blueberry Lane being shown as Lots 5, 6 & 7 on a plan entitled "Meadowview Definitive Plan of Land in Millis, MA, Scale 40 feet to an inch, Date March 12, 2001, Guerriere & Hanlon, Inc.," which plan is recorded with Norfolk Registry of Deeds as Plan No. 649 of 2001 in Plan Book 490, to which plan reference may be made for a more particular description.

Lot 5 containing 37,672 Square feet of land, more or less, according to said plan.

Lot 6 contains 25,167 square feet, more or less, according to said plan.

Lot 7 contains 412,692 square feet more or less, according to said plan.

Excluding the fee interest in Blueberry Lane but together with the right to use Blueberry Lane in common with all others entitled thereto.

The property is Vacant Land and not Homestead Property.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 12-30-2021 @ 03:31pm
Ct1#: 972 Doc#: 162774
Fee: \$2,394.00 Cons: \$525,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Lots 5, 6, 8-7 Blueberry Lane, Millis, MA 02054

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Being a portion of the premises conveyed to the Grantor herein by deed dated September 5, 2002 and recorded with Norfolk Registry of Deeds in Book 17139, Page 376.

WITNESS OUR HANDS AND SEALS this 29TH day of December 2021,

Kenneth E. Nowak
KENNETH E. NOWAK

Mary Ann J. Nowak
MARY ANN J. NOWAK

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 29TH day of December 2021 before me, the undersigned Notary Public, personally appeared **KENNETH E. NOWAK & MARY ANN J. NOWAK**, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



JAMES F. WALKER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 21, 2028

James F. Walker
James F. Walker - Notary Public
My Commission expires: 4/21/2028

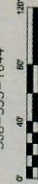
PLAN OF LAND
IN

MILLIS, MA.

SCALE: 1"=40' JANUARY 20, 2022
REVISED: FEBRUARY 14, 2022

OWNERS: SILVA DEVELOPMENT
65 Cape Road
Mendon Ma. 01756

COLONIAL ENGINEERING, INC.
11 AVEL STREET MEDWAY, MA. 02053
508-533-1644



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF MASSACHUSETTS.

Anthony M. Silveira
DATE: FEBRUARY 14, 2022

APPROVAL UNDER SUBDIVISION CONTROL
LAW IS NOT REQUIRED.
DATE ENDORSED: _____

TOWN OF MILLIS PLANNING BOARD
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MILLIS ZONING BY-LAWS.

NOTE: LOTS 5A, PARCELS 58 & 68 ARE PART OF THE 9.76 ACRE LOT 7 SHOWN ON A PLAN BY GAH, DATED JAN 27, 2001 AND RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS PLAN BOOK 490 PAGE 649.

NOTE: PARCELS 58 & 68 TO BE COMBINED WITH LOT 7 HAVING A TOTAL AREA OF 9.76 ACRE.

ZONE RS
AREA 25,000 S.F.
FRONTAGE 125'
SETBACK 40'
REAR YARD 40'
DEPTH 200'

